



TRANSWESTERN

REAL ESTATE  
SERVICES



ARLINGTON, TX

# 600 109<sup>th</sup> Street

Agency Leasing

600 109th St. in Arlington, Texas (housed in the Great Southwest Industrial District, which consists of more than 100 million square feet of distribution and manufacturing space) is an industrial property with more than 500,000 rentable square feet of space.

Transwestern negotiated a five-year 50,000 lease at ask rate on behalf of the landlord. The industrial leasing team signed the lease at the end of March 2020 after receiving the assignment in January. Additionally, Transwestern was able to negotiate an extra monthly premium on a trailer storage lot for the tenant's use.

According to market reports, Dallas-Fort Worth is expected to have the second-largest volume of new industrial buildings open in 2020 in the U.S. By showcasing the accessibility of the property for an industrial freight company, Transwestern signed a lease to bring the total property to more than 90% leased.

"The convenience of being located between two of the largest cities in the United States is invaluable," said Brewer. "The tenant saw that value and took advantage of this property for its growing Texas operations."

"The leasing of this centrally located property continues the solid momentum in the Dallas-Fort Worth industrial market."

John Brewer  
Principal